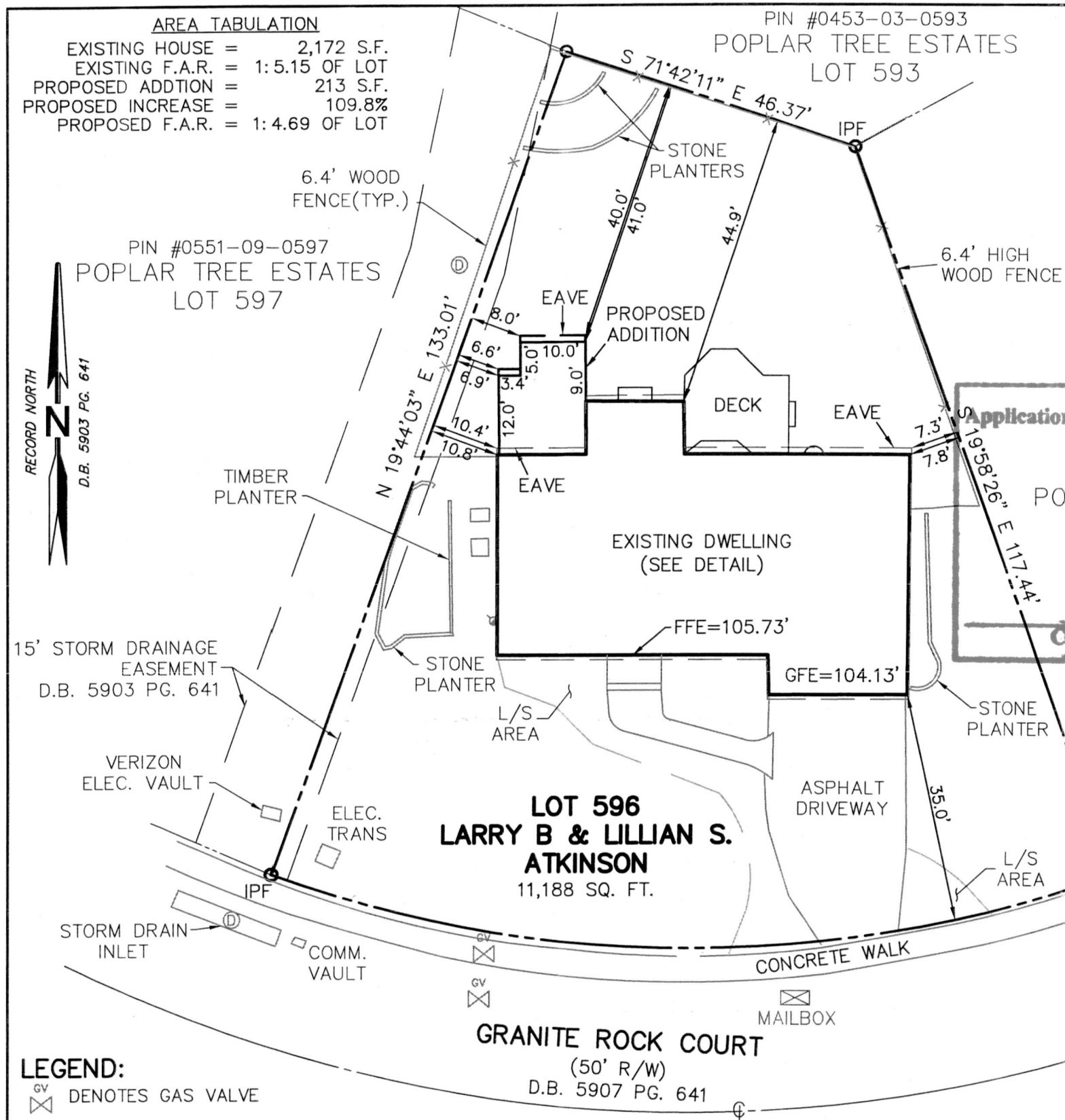
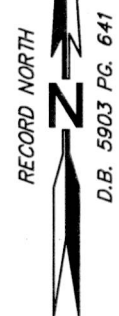


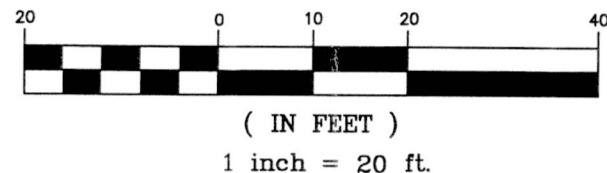
**AREA TABULATION**  
 EXISTING HOUSE = 2,172 S.F.  
 EXISTING F.A.R. = 1:5.15 OF LOT  
 PROPOSED ADDITION = 213 S.F.  
 PROPOSED INCREASE = 109.8%  
 PROPOSED F.A.R. = 1:4.69 OF LOT

PIN #0551-09-0597  
 POPLAR TREE ESTATES  
 LOT 597



**LEGEND:**  
 ⓧ DENOTES GAS VALVE  
 Ⓢ DENOTES STORM MANHOLE

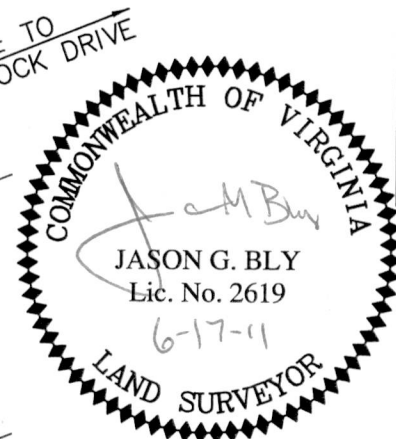
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	131.68'	190.00'	68.61'	39°42'32"	S89°52'52"W	129.06'



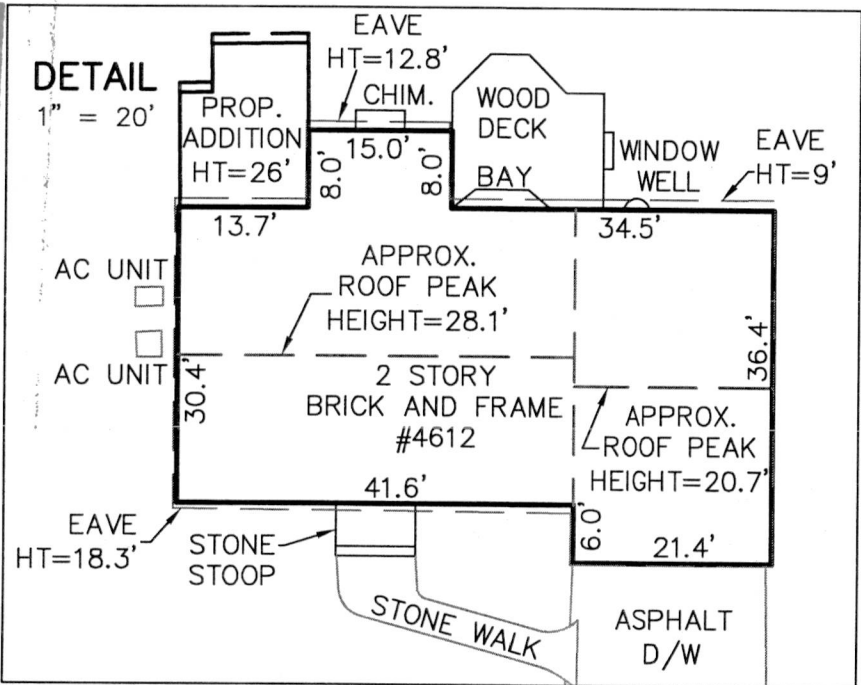
**NOTES:**

1. THE PROPERTY HEREON IS SHOWN ON ASSESSMENT MAP #0551-09-0596 AND IS CURRENTLY OWNED BY LARRY B. ATKINSON AND LILLIAN S. ATKINSON AS RECORDED IN DEED BOOK 14561 AT PAGE 1266 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
2. THE POSITIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN ESTABLISHED BY A CURRENT FIELD SURVEY COMPLETED ON APRIL 20, 2011.
3. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
4. THIS SURVEY IS NOT TO BE USED FOR ANY CONSTRUCTION.
5. THE BOUNDARY AND EASEMENT INFORMATION IS SHOWN WAS TAKEN FROM PLAT OF RECORD, RECORDED IN DEED BOOK 5903 AT PAGE 641 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
6. PROPERTY IS ZONED PDH-2 (RESIDENTIAL 2 DU/AC).
7. THIS PROPERTY IS GOVERNED UNDER R-2 CLUSTER FOR THE NEW ADDITION PER FAIRFAX COUNTY DEPARTMENT OF PLANNING & ZONING.  
 FRONT YARD: 25 FEET  
 SIDE YARD: 8 FEET, BUT A TOTAL MINIMUM OF 24 FEET  
 REAR YARD: 25 FEET
8. STORM DRAINAGE EASEMENT SHOWN HEREON WAS TAKEN FROM SUBDIVISION PLAT OF RECORD IN DEED BOOK 5903 AT PAGE 641, NO OTHER MAJOR UTILITY EASEMENTS ARE SHOWN THEREON.
9. BASED ON AVAILABLE RECORDS THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

Application No. **SP 2011-SU-059**  
 PIN #0551-09-0595  
 POPLAR TREE ESTATES  
 LOT 595  
*Approved*  
 Chairman, Board of Zoning Appeals



REVISED: 6-17-11



HOUSE LOCATION SURVEY  
 LOT 596  
 SECTION 6A  
 POPLAR TREE ESTATES  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 20' DATE: APRIL 28, 2011  
 PHR+A FILE #: 03071-AA-1

**Patton Harris Rust & Associates**  
 Engineers. Surveyors. Planners. Landscape Architects.



208 Church Street SE  
 Leesburg, VA 20175  
 T 703.777.3616  
 F 703.777.3725

RECEIVED  
 Department of Planning & Zoning  
 JUN 21 2011  
 Zoning Evaluation Division